

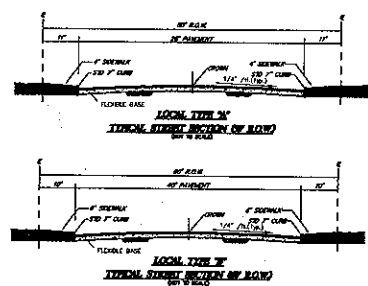
# LOCATION MAP

## LEGEND

- MAP BOUNDARY LIMITS
- FLOOD PLAN
- PHASE LINE
- DRAINAGE ROW/NATURAL
- GREEN BELT/FLOODPLAIN BUFFER
- STORM WATER DETENTION BASIN

## GENERAL NOTES:

1. ALL LOCAL TYPE "A" STREETS WITHIN THE M.O.P. LIMITS ARE PRIVATE STREETS WITH A 50' R.O.W., 20' PAVEMENT AND 2-11' PARKWAYS.
2. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
3. PROPERTY IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
4. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
5. THE BEARINGS FOR THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
6. A VARIABLE RIGHT-OF-WAY CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN THE LATEST VERSION OF THE AASHTO MANUAL.
7. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2, 35-506(1). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTIONS (MINIMUM 70 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 65 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
8. ACCESS THROUGH SCENIC OAKS TO BE DISCUSSED BETWEEN THE DEVELOPER AND THE HOME OWNERS ASSOCIATION OF SCENIC OAKS AT THE TIME OF PLATING. THE DEVELOPER WILL CONSTRUCT THIS ACCESS OR PROVIDE AN ALTERNATIVE MEANS FOR SECONDARY ACCESS.



## PROPERTY OWNERSHIP KEY

1. MEMMANN FAMILY PARTNERSHIP
2. SCENIC OAKS PROPERTY OWNERS ASSOCIATION, INC.
3. OAKS WATER SUPPLY CORP.
4. GOODYEAR, NORMAN W. & HELENA R.
5. CURRY, PATRICK L. & SANDRA R.
6. GONZALEZ, STEPHANIE M. & HAROLD J.
7. FLUGHEL, DAVID J.
8. CASTANOS, LUIS JAVIER
9. VONNEVELDT, JOSEPH P. & DENICOLA R.
10. MEURER, EDWARD T.
11. ZOMBRANO, MAX V. & DARYL D.
12. EARLE, CAROLYN
13. HENSLEY, ROX EUGENE & DONNA
14. GONZALEZ, HOMER E. & NANCY S.
15. SINK, MARK E. & LUIS BRODY
16. HOUGHTLING, JACK VERNON & CYNTHIA
17. LINCOLN, JAMES D. & PATSY A.
18. LOPEZ, JOE & SUZANNE
19. BARKLEY, LINDE B. & MICHELLE
20. JOHNSON, VINCENT L. & BARBARA
21. KEEFE, WILLIAM J. & JUDITH A.
22. DARLING, RALPH E. & ADELAIDE
23. FORTSYTH, JAMES & JOANNA SIMON
24. RITCHIE, DARRELL C. & EDITH L.

## PARK SPACE SUMMARY

REQUIRED PARK SPACE	150 LOTS X 1 ACRE = 2.27 AC.
PROVIDED PARK SPACE	REC CENTER LOT = 0.5 AC. PLAYGROUND = 1.25 AC. PICNIC AREA = 0.25 AC. REC CENTER BUILDING = 0.5 AC. TOTAL W/CREDITS = 2.5 ACRES

ACREAGE/DENSITY SUMMARY TABLE					
UNIT	PHASE SCHEDULE	LAND USE	ACRES	NO. OF BUILDABLE LOTS	DENSITY (LOTS/AC.)
1	JANUARY 2007	SINGLE FAMILY RESIDENTIAL	24.17	41	2.53
2	JUNE 2008	SINGLE FAMILY RESIDENTIAL	25.01	48	1.93
		TOTALS/MEMO	49.18	89	1.79

## PROPERTY LEGAL DESCRIPTION

A 0.51 AC. OF ORIGINALLY BOUNDARY FEET MORE OR LESS, TRACT OF LAND BOUND OUT OF A 103.72 AC. TRACT OF MORE OR LESS AND CONVEYED TO NICHOLS CREEK DEVELOPMENT, INC. BY VOLUME 103-12, PAGE 10 OF THE PUBLIC RECORDS OF REAL ESTATE OF BEXAR COUNTY, TEXAS, OUT OF THE A.M. MAP/ALLOTTMENT MAP NO. 20, AUSTIN, TEXAS, COUNTY CLERK OFFICE OF BEXAR COUNTY, TEXAS.

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX E, SECTION 30-01 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC. WOODSIDE ROADS

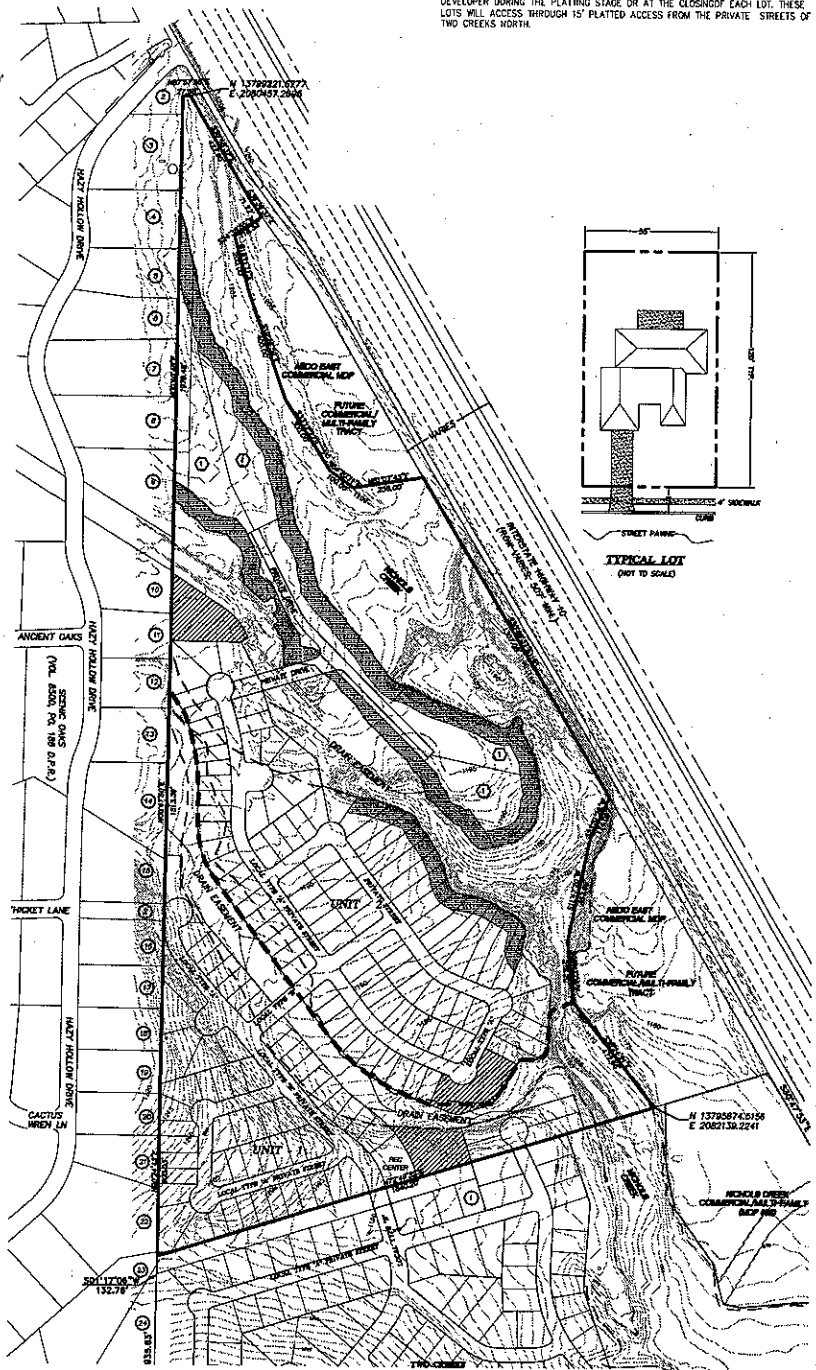
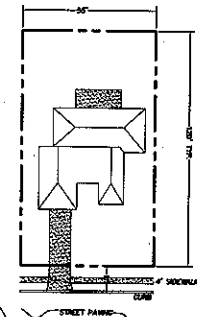
MOP PLAN NO. APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO

DIRECTOR OF DEVELOPMENT SERVICES:

DATE:

## KEY NOTES

1. SINGLE-FAMILY RESIDENTIAL LOTS ARE LIMITED TO IN THE TOTAL ALLOWABLE IMPERVIOUS COVER BUILT ON THE LOT. THESE LIMITATIONS ARE TO BE SET BY THE DEVELOPER DURING THE PLATING STAGE OR AT THE CLOSING OF EACH LOT. THESE LOTS WILL ACCESS THROUGH 15' PLATTED ACCESS FROM THE PRIVATE STREETS OF TWO CREEKS NORTH.



APPLICANT: BITTERBLUE, LTD.  
11 LINA BATTIS LANE  
SUITE 100  
SAN ANTONIO, TEXAS 78218  
OFFICE: (210) 828-6131  
FAX: (210) 828-6137

ENGINEER: PAPE-DAWSON ENGINEERS  
555 E. RAMSEY  
SAN ANTONIO, TX 78216  
OFFICE: (210) 375-9000  
FAX: (210) 375-9010

## UTILITY PURVEYORS

SANITARY SEWER: SAN ANTONIO WATER SYSTEM  
WATER: SAN ANTONIO WATER SYSTEM  
GAS AND ELECTRIC: CITY PUBLIC SERVICE  
TELEPHONE: AT&T  
CABLE TELEVISION: TIME WARNER CABLE

# TWO CREEKS NORTH SUBDIVISION MASTER DEVELOPMENT PLAN

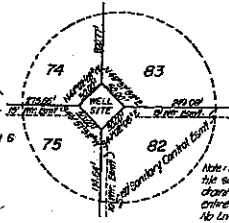
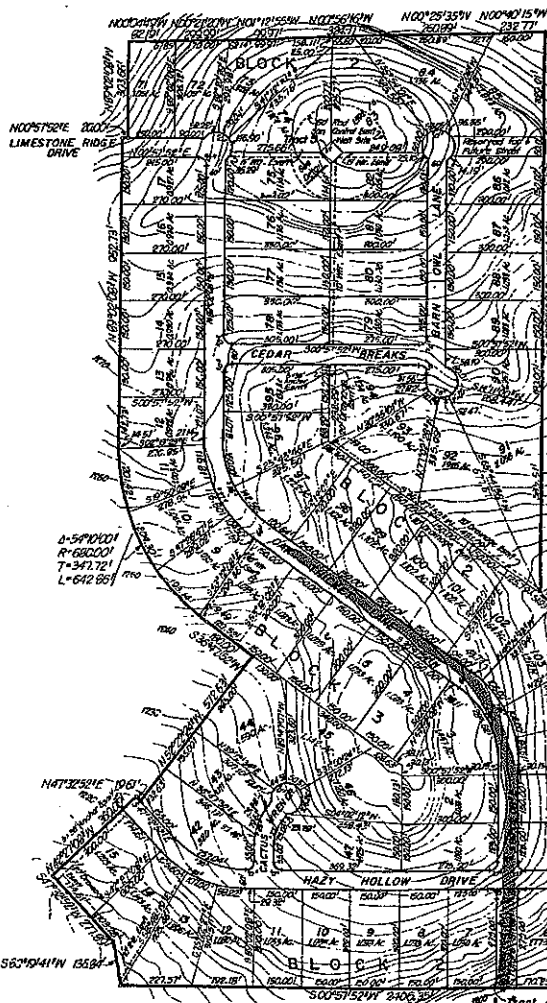
PAPE-DAWSON ENGINEERS

PREPARED BY: PAPE-DAWSON ENGINEERS, INC. PREPARATION DATE: FEBRUARY, 2006 JOB NO. 0427-00

10-25-06P01:36 RCVD

2. Frozen

What has record 129 Page A.D. 18 29 at 1156 Block P.M.  
Recorded at Indiana 29 Page A.D. 18 29 at 25 Block P.M.  
ROBERT D. GREEN  
County Clerk, Henry County, Texas  
Per Wm. S. Williams Deputy



Note: No cesspools, septic tanks, concrete or tile sanitary sewer lines or open-jointed drainfields, shall be permitted within the entire Sanitary Control Easement shown hereon. No livestock shall be pastured within the Sanitary Control Easement from the center to a radius of 50 feet.

[illegible]

**NOTES**

ALL STREETS ON THIS PLAN ARE RESERVED BY THE OWNER OF THE LAND AND ITS SUCCESSORS AND ASSIGNS AS PUBLIC STREETS FOR TRAVEL AND USE, BUT THE SAME SHALL BE CONSTRUCTED AND MAINTAINED IN CONFORMITY TO THE SPECIFICATIONS AND REQUIREMENTS OF THE COMMISSIONERS OF THE PUBLIC WORKS OF THE CITY OF LOS ANGELES. THE LAND HEREON IS OFFERED FOR SALE TO THE CITY OF LOS ANGELES AS STREETS ACCEPTABLE FOR DEDICATION TO PUBLIC USE FOR THE RESERVATION OF STREETS FOR PRIVATE USE. PROVIDES FOR THE CONSTRUCTION OF STREETS AND SIDEWALKS AND UTILITIES LOCATED THEREAFTER AS WELL AS EMERGENCY VEHICLES, GARBAGE TRUCKS & MAIL SERVICE.

2) ALL DRAINAGE EASEMENTS SHOWN HEREON "HALL IMPOSE A 3' TYPICAL DRAINAGE FIELD SETBACK REQUIREMENT, UNLESS COUNTY ENGINEER APPROVAL IS OBTAINED FOR LESS SETBACK. THE SETBACK OF THE SETTING OF THE DRAINAGE FIELD ON DRAINAGE CHANNEL IMPROVEMENTS

2-3 IRON PINS SET AT ALL LOT CORNERS



3' ELECTRIC EASEMENT ADJACENT  
TO SIDE LOT LINE ON EACH SIDE  
OF EACH LOT



## INDEX MAP

TWO CREEKS  
NORTH SUB.

PREPARED BY:  
**Q.B. FRAZOR & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
SAN ANTONIO, TEXAS

SHEET 938 OF 8

JAN 12 1979 VOL 8500 187

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS  
PLAN TO THE MATTER OF STREET'S, LOTS AND DRAINAGE LAYOUT AND TO THE BEST OF  
MY KNOWLEDGE THIS PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION  
ORDINANCE EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE  
PLANNING COMMISSION OF THE CITY

2016-2017, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
SHOWN TO AND SUBMITTED BEFORE ME THIS THE 29 DAY OF November 20  
A.D. 1978  
Alvin Lindley

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT testifies to the use of the PUBLIC CONVEYANCE STREETS ALLEY PARKA WATERCOURTES DINING ROOMS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS  
COUNTY OF BEXAR

I, LARRY W. HANSEN, THE UNDERSIGNED AUTHORITY IN THE NAT. F. (PERSONAL) APPEARING  
KNOWING TO ME TO BE THE PERSON  
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGES TO  
ME THAT HE SIGNED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN  
EXPRESSED, AND IN THE CAPACITY THEREIN STATED  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28<sup>th</sup> DAY OF November  
A.D. 1978

## SUBDIVISION PLAT

**SCENIC OAKS UNIT I**  
BEING 139.991 ACRES OUT OF J. M. McCULLOCH  
AND CO SURVEY NO. 29, C.B. 4711, BEXAR COUNTY,  
TEXAS.

ΣΥΝΤΗΡΑΤΗΣ ΟΥ ΑΥΤΟΥ. 7.

The undersigned, a duly Authorized Officer of said County, Taxes and Precincts Commission, do hereby certify that the attached plat was duly filed with the Commissioners' Court of said County, Texas, and that after examination of same, it said plat was in accordance with the statutory rules and regulations governing same, and that said plat has been approved by the said Commissioners' Court.

On this the 10 day of January, 1922

ATTESTED Chas. E. Knight, Jr.  
 County Clerk, Texas

Leona D. Jones  
 Tax Assessor, County, Texas

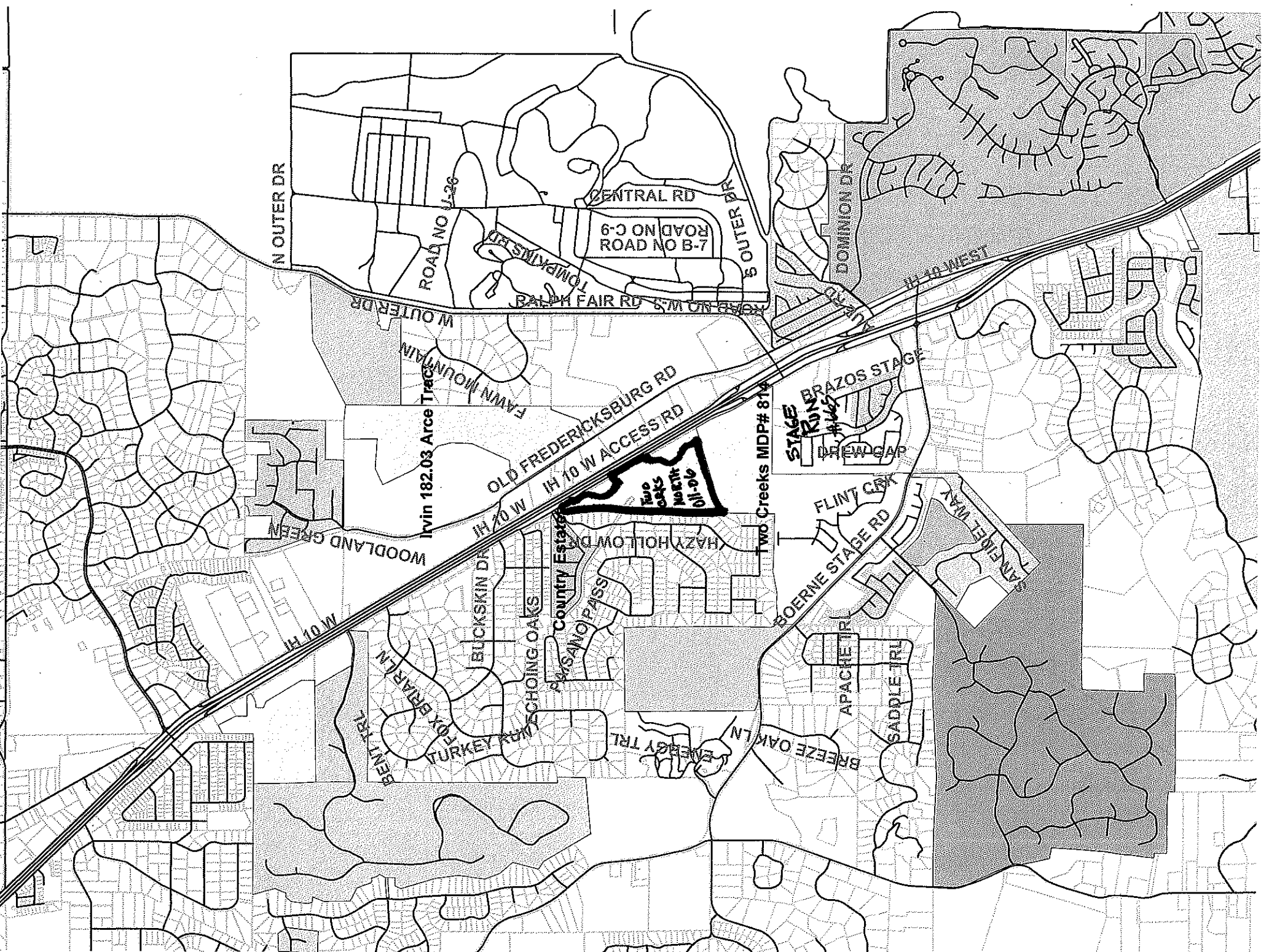
STATE OF TEXAS  
COUNTY OF BEXAR

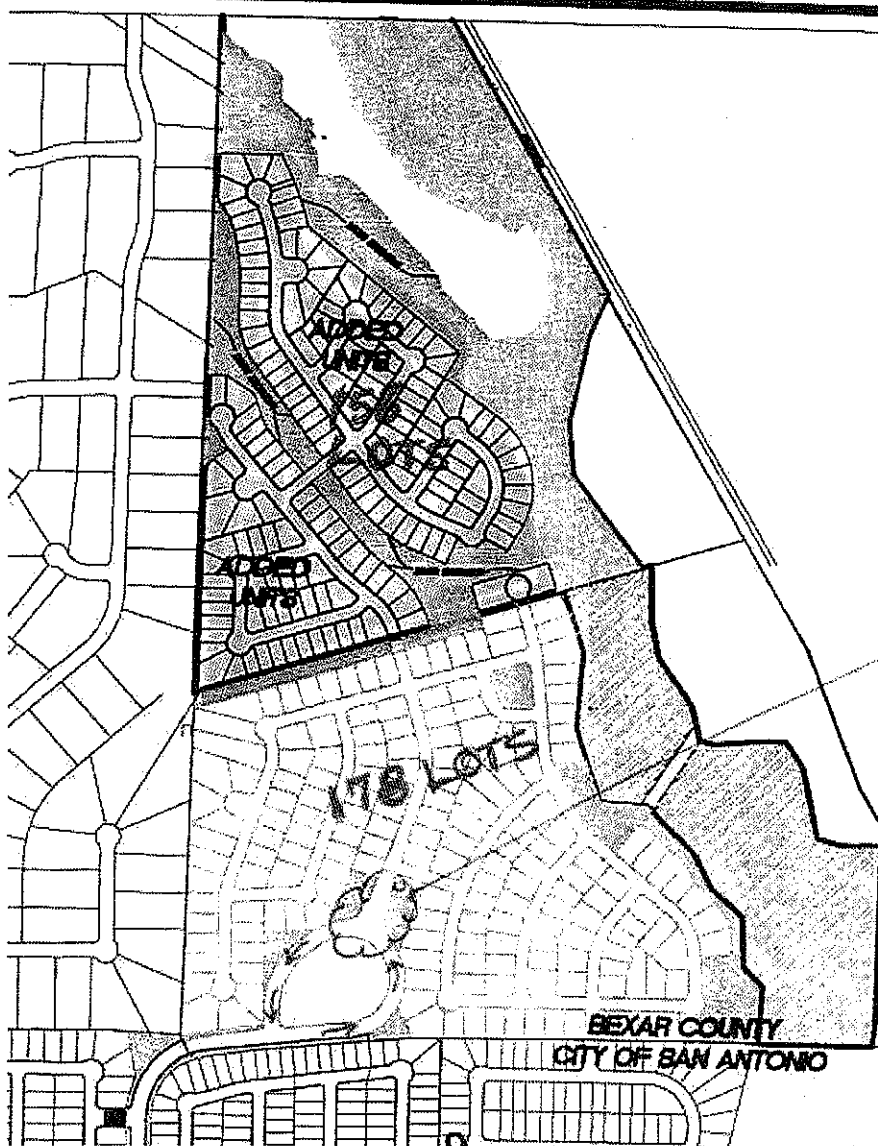
I HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM  
AN ACTUAL SURVEY OF THE PROPERTY ABOVE DESCRIBED IN ACCORDANCE WITH THE LAWS OF  
THE STATE OF TEXAS.

*D. C. Fennell, P.E.*  
REGISTERED PROFESSIONAL SURVEYOR

1978  
Adrian Linde

COUNTY OF BERKIN \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY DO HEREBY  
CERTIFY THAT THIS PLAY \_\_\_\_\_  
WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. \_\_\_\_\_ AT \_\_\_\_\_ M AND SAID PERSONED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. \_\_\_\_\_ AT \_\_\_\_\_ M IN THE RECORD OF \_\_\_\_\_  
OF SAID COUNTY IN BOOK VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_  
IN TESTIMONY WHEREOF, MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_  
COUNTY CLERK, BERKIN COUNTY, TEXAS





LEC

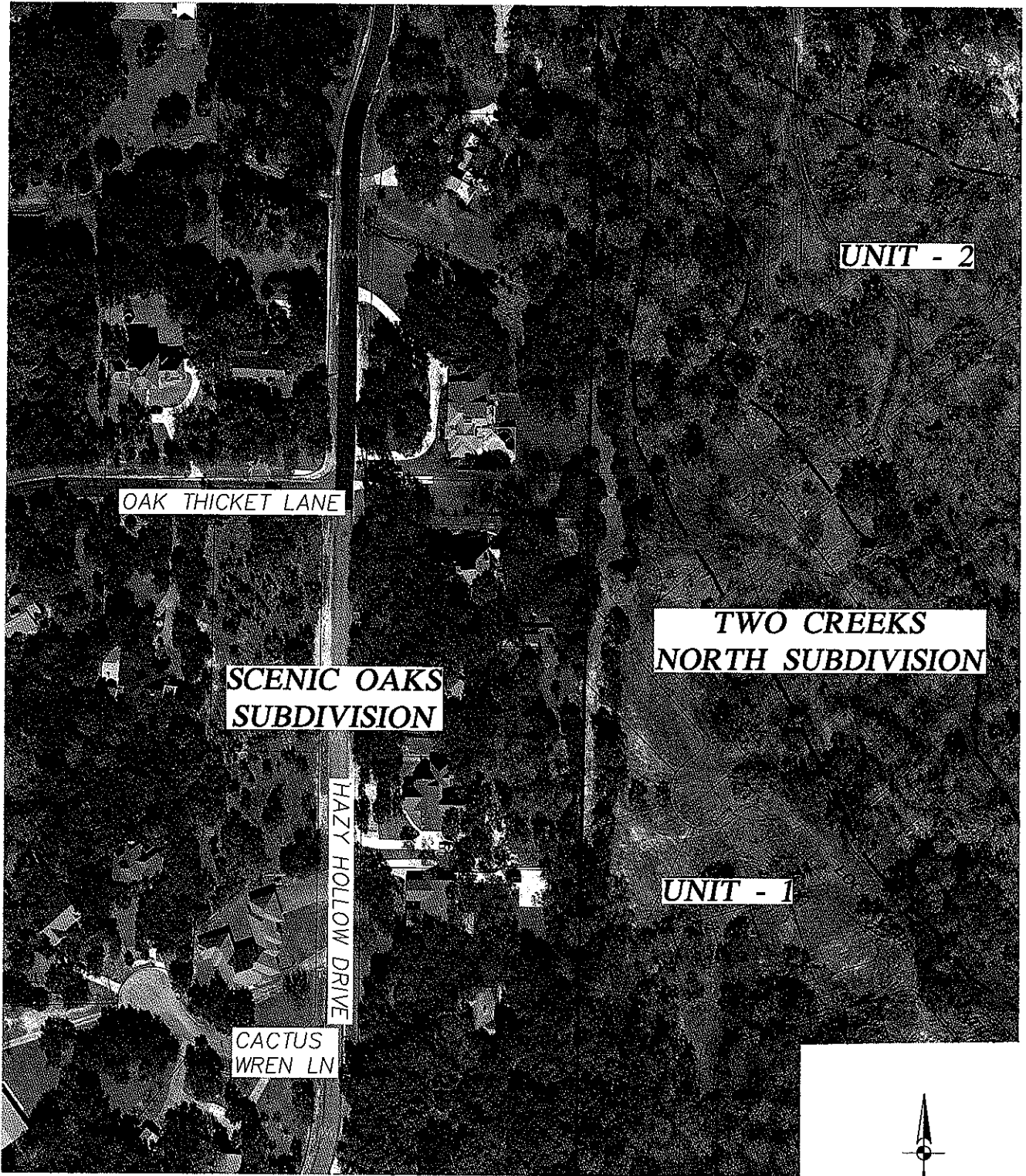
ENTER 64(214)      EXIT 193(126)

ADT  
3,196

RALPH FAIR RD







08-18-06A09:26 RCVD



SCALE : 1"=200'



Date: Aug 16, 2006, 2:19pm User: DJ, JWelch  
 File: P:\04\127\00\Design\Civil\MAP\10642700.dwg

JOB NO. 6427-00  
 DATE AUGUST 2006  
 DESIGNER -  
 CHECKED CC DRAWN JW  
 SHEET 1.0

**TWO CREEKS NORTH  
 STREET CONNECTION  
 EXHIBIT**

**PAPE-DAWSON ENGINEERS**

555 EAST RAMSEY

SAN ANTONIO TEXAS 78216

PHONE: 210.375.8000  
 FAX: 210.375.9010



**City of San Antonio**  
**Development Services Department**  
**Master Development Plan**  
**APPLICATION**



02-21-06A09:47 RCVD

Date: February 2006

**Case Manager:**

Robert Lombrano, Planner II (Even File number)  
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)  
(210) 207-7207, ernestb@sanantonio.gov

**File Number:**

MDP 011-06

**\*\*Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☒ NO\*\***

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

*(Check One)*

- ☒ Master Development Plan (MDP) (Formerly POADP)
- ☐ MDP/ P.U.D. Plan (combination)
- ☐ Master Plan Community District (MPCD)
- ☐ Traditional Neighborhood Development (TND)
- ☐ Flexible Development District
  - ☐ Urban Development (UD)
  - ☐ Farm and Ranch (FR)
- ☐ Rural Development (RD)
- ☐ Mix Light Industrial (MI-1)

- ☐ P.U.D. Plan
- ☐ Mixed Used District (MXD)
- ☐ Military Airport Overlay Zone (MAOZ)
- ☐ Manufactured Home Park Plan (MHPP)
- ☐ Pedestrian Plan (PP)

☐ Other: \_\_\_\_\_

*Master Plan Submittals: **Completeness Review Form** and 15 copies (folded) with Development Services, **MDP Division Request for Review form** (attached) for respective departments or*

Project Name: Two Creeks North MDP

Owner/Agent: Bitterblue, Inc. Phone: (210) 828-6131 Fax: (210) 828-6137

Address: 11 Lynn Batts Lane, Suite 100, San Antonio, TX Zip code: 78218

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210)375-9000 Fax: (210)375-9040

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Contact Person Name: Caleb Chance E-mail: cchance@pape-dawson.com

**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**APPLICATION**  
(Continued)

Existing legal Description: A 89.18 acre or 3,885,610 square feet more or less, tract of land being out of a 103.73 acre tract recorded and conveyed to Hickory Development Inc., in Volume 4899, Pages 66-70 of the Official Public Records of Real Estate of Bexar County, Texas out of the J.M. McMulloch Survey No. 29, Abstract 528, County Block 4711, of Bexar County, Texas.

Existing zoning: N/A Proposed zoning: N/A

Projected # of Phases: 2

Number of dwelling units (lots) by Phases: 63 Lots (Unit-1); 99 Lots (Unit-2)

Total Number of lots: 162 divided by acreage: 89.16 = Density: 1.82

(PUD Only) Linear feet of street \_\_\_\_\_ ☐ Private ☐ Gated ☐ Attached  
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: \_\_\_\_\_ divided by total acreage: \_\_\_\_\_ = Open space \_\_\_\_\_ %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): \_\_\_\_\_

(PUD Only) Construction start date: \_\_\_\_\_

(PUD Only) X/Y coordinates at major street entrance: X: \_\_\_\_\_ Y: \_\_\_\_\_

**Site is over/within/includes:**

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

San Antonio City Limits? ☐ Yes ☒ No

Council District: N/A School District: Northside ISD Ferguson map grid: 447 C7 & D7

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name N/A No. \_\_\_\_\_

Is there a corresponding PUD for this site? Name \_\_\_\_\_ No. \_\_\_\_\_

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

02-21-06A09:47 RCVD



**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**APPLICATION**  
(Continued)

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☒ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- N/A ☐ Certificate of agency or power of attorney if other than owner;
- ☒ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☒ Two points identified by Texas Planes Coordinates;
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

02-21-06A09:47 RCVD

**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**APPLICATION**  
(Continued)

- ☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☒ The location and dimension of all proposed or existing lots.
- ☒ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☒ The schematic of all existing and proposed streets, as well as proposed access points.
- N/A ☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- N/A ☐ **(Conservation Subdivisions Only)** A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- ☐ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:  
(PUD ONLY)
- (a) square footage of all buildings and structures
  - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
- (a) total number of dwelling units, by development phase.
  - (b) Residential density and units per acre.
  - (c) (PUD Only) Total floor area ratio for each type of use.
  - (d) Total area in passive open space.
  - (e) Total area in active developed recreational open space.
  - (f) Total number of off-street parking and loading spaces.


02-21-06A09:47 RCVD

**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**APPLICATION**  
(Continued)

- ☒ Traffic Impact Analysis (section 35-502).
- ☐ (PUD Only) Utilities plan.
- ☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- ☐ (PUD Only) Lots numbered as approved by the City.
- ☐ (PUD Only) Layout shall show where lot setbacks as required.
- N/A ☐ Location and size in acres of school sites, as applicable.
- ☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- ☒ A stormwater management plan (Section 35-B119)

**Owner or Authorized Representative:**

I certify that the Two Creeks North Master Development ~~Plan application and~~  
accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: Lloyd A. Denton, JR. Signature: 

Date: 2-8-06 Phone: 510-828-6131 Fax: 210-828-6137

E-mail: \_\_\_\_\_

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038

02-21-06A09:48 RCVD



**City of San Antonio**  
**Development Services Department**  
**Master Development Plan**



**Completeness Review**

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Flexible Development Plan (FDP), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

**Project/Plat I.D. #:** Two Creeks North MDP

**Plat Name:** \_\_\_\_\_

**Project Engineers/Surveyors or Firm Name:** Pape-Dawson Engineers, Inc.

**Address:** 555 E. Ramsey, San Antonio, TX 78216

**Phone #** (210)375-9000 **Fax #:** (210) 375-9040 **E-mail:** cchance@pape-dawson.com

Development Services Department

**MDP Division**

**Required Items for Completeness Review**

- ☒ Completed and signed Application Form ✓
- ☒ Appropriate MDP/PUD Plan Review Fee ✓
- ☒ Digital information (MDP's and PUD) ✓
- ☒ 8 1/2 " x 11" Reduced Copy (MDP's and PUD) ✓
- ☒ Storm Water Management Plan (MDP's and PUD) ✓
- ☒ Appropriate Parks Review Fee

- **(Master Development Plans and PUD Plans): 15 copies (folded) with Development Service Department, MDP Division Request for Review form (attached) for respective departments or agencies**

- ☒ Master Development Plan
- ☒ Major Thoroughfare
- ☒ Neighborhoods ☒ Historic
- ☒ Disability Access (Sidewalks)
- ☒ Zoning
- ☒ SAWS Aquifer
- ☒ Storm Water Engineering

- ☒ Street and Drainage
- ☒ Traffic T.I.A.
- ☒ Building Inspection - Trees
- ☒ Parks – Open space
- ☒ Fire Protection
- ☒ Bexar County Public Works
- ☐ Other: \_\_\_\_\_

☒ **Accepted**

☐ **Rejected**

Completeness Review By: Larry Odis Date: 2/21/06

02-21-06A09:48



**City of San Antonio**  
**Development Services Department**  
**Master Development Plan**  
**APPLICATION**



02-21-06A09:47 RCVD

Date: February 2006

**Case Manager:**

Robert Lombrano, Planner II (Even File number)  
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)  
(210) 207-7207, ernestb@sanantonio.gov

**File Number:**

MDP 011-06

**\*\*Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☒ NO\*\***

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)
- ☐ MDP/ P.U.D. Plan (combination)
- ☐ Master Plan Community District (MPCD)
- ☐ Traditional Neighborhood Development (TND)
- ☐ Flexible Development District
  - ☐ Urban Development (UD)
  - ☐ Farm and Ranch (FR)
  - ☐ Rural Development (RD)
  - ☐ Mix Light Industrial (MI-1)

- ☐ P.U.D. Plan
- ☐ Mixed Used District (MXD)
- ☐ Military Airport Overlay Zone (MAOZ)
- ☐ Manufactured Home Park Plan (MHPP)
- ☐ Pedestrian Plan (PP)

☐ Other: \_\_\_\_\_

*Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Development Services, MDP Division Request for Review form (attached) for respective departments or*

Project Name: Two Creeks North MDP

Owner/Agent: Bitterblue, Inc. Phone: (210) 828-6131 Fax: (210) 828-6137

Address: 11 Lynn Batts Lane, Suite 100, San Antonio, TX Zip code: 78218

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210)375-9000 Fax: (210)375-9040

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Contact Person Name: Caleb Chance E-mail: cchance@pape-dawson.com



- ☒ Master Development Plan (MDP)  
☐ MDP/ P.U.D. Plan (combination)  
☐ Master Plan Community District (MPCD)  
☐ Flex District Plan (FDP)  
☐ Traditional Neighborhood Development (TND)  
☐ Plat Certification Request

- ☐ P.U.D. Plan  
☐ Mixed Used District (MXD)  
☐ Military Airport Overlay Zone (MOAZ)  
☐ Manufactured Home Park Plan (MHPP)  
☐ Pedestrian Plan (PP)  
☐ Other: \_\_\_\_\_

Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

*Case Managers: (Ernest Brown) Odd File Number*

*(Robert Lombardo) Even File Number*

Project Name: TWO CREEKS NORTH SUBDIVISION File# 011-06

Project Engineers/Surveyors or Firm

Name: PAPE-DAWSON ENGINEERS

Address: 555 EAST RANSEY

Phone # 210 375 9000 Fax #: 210 375 9010 E-mail: \_\_\_\_\_

Reference Any MDP's, POADP's, PUD's and FDP's associated with this project:

\_\_\_\_\_

*(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,  
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation*

*Two CREEKS NORTH*  
**REQUEST FOR REVIEW**

(Con't)

- ☐ Master Development Plan
- ☐ Major Thoroughfare
- ☐ Neighborhoods
- ☐ Historic
- ☐ Disability Access (Sidewalks)
- ☐ Storm Water Engineering
- ☐ SAWS Aquifer
- ☐ Other: \_\_\_\_\_

- ☐ Street and Drainage
- ☐ TIA
- ☐ Zoning
- ☐ Tree Preservation
- ☐ Parks - Open Space
- ☐ Fire Protection
- ☒ Bexar County Public Works

**City of San Antonio Planning Department use**

FROM: Michael O. Herrera, Special Projects Coordinator

Date: \_\_\_\_\_

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☒ *10-24-06*  
**I recommend approval**

☐ **I do not recommend approval**

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection.

Comments:

- 1) It is understood that this MDP is a conceptual plan and all regulations will be addressed at time of platting.
- 2) County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.
- 3) Secondary access must be secured prior to the approval of any plat or combination of plats exceeding 125 dwelling units as per UDC 35-506(e)(7).

*David Long*  
Signature

*Civil Engineer Assistant*  
Title

*10-23-06*  
Date

Please return this form Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

*TWO CREEKS NORTH*  
**REQUEST FOR REVIEW**

(Con't)

- |  |   |
|--|---|
| <input type="checkbox"/> Master Development Plan       | <input type="checkbox"/> Street and Drainage                  |
| <input type="checkbox"/> Major Thoroughfare            | <input type="checkbox"/> TIA                                  |
| <input type="checkbox"/> Neighborhoods                 | <input type="checkbox"/> Zoning                               |
| <input type="checkbox"/> Historic                      | <input type="checkbox"/> Tree Preservation                    |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open Space                   |
| <input type="checkbox"/> Storm Water Engineering       | <input type="checkbox"/> Fire Protection                      |
| <input type="checkbox"/> SAWS Aquifer                  | <input checked="" type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____                  |   |

**City of San Antonio Planning Department use**

FROM: Michael O. Herrera, Special Projects Coordinator

Date: \_\_\_\_\_

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☐ I recommend approval

☒ I do not recommend approval

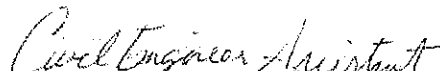
On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection.

Comments:

1) Sidewalks are to conform to UDC 35-506(q). The typical section for a Local Type B  
needs to show a six foot sidewalk adjacent to the curb.

2) General note # 8 is not acceptable. Secondary access must be agreed upon and  
secured through the adjacent Scenic Oaks private neighborhood prior to an approval from  
Bexar County.

  
Signature

  
Title

10-18-06  
Date

Please return this form Michael O. Herrera, Special Projects Coordinator by next  
scheduled meeting.

*Two CREEKS NORTH*  
**REQUEST FOR REVIEW**

(Con't)

- |  |   |
|--|---|
| <input type="checkbox"/> Master Development Plan<br><input type="checkbox"/> Major Thoroughfare<br><input type="checkbox"/> Neighborhoods<br><input type="checkbox"/> Historic<br><input type="checkbox"/> Disability Access (Sidewalks)<br><input type="checkbox"/> Storm Water Engineering<br><input type="checkbox"/> SAWS Aquifer<br><input type="checkbox"/> Other: _____ | <input type="checkbox"/> Street and Drainage<br><input type="checkbox"/> TIA<br><input type="checkbox"/> Zoning<br><input type="checkbox"/> Tree Preservation<br><input type="checkbox"/> Parks – Open Space<br><input type="checkbox"/> Fire Protection<br><input checked="" type="checkbox"/> Bexar County Public Works |
|--|---|

**City of San Antonio Planning Department use**

**FROM:** Michael O. Herrera, Special Projects Coordinator

**Date:** \_\_\_\_\_

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file:

☐ I recommend approval

☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection.

**Comments:**

- 1) Private drive access to lots within the Nichols Creek does not meet the requirements of UDC 35-506 (c) (4) "All lots shall front on a public or private street..."
- 2) General Note #8: Secondary access needs to be discussed and secured between the developer and Scenic Oaks prior to the approval of any plat or combination of plats exceeding 125 lots. UDC 35-506 (e) (7)
- 3) General Note #7: Rights of Way for collector and arterial sections do not meet UDC 35-506 (d) (1)

  
Signature

  
Title

*10-11-06*  
Date

Please return this form Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

- ☒ Master Development Plan (MDP)  
☐ MDP/ P.U.D. Plan (combination)  
☐ Master Plan Community District (MPCD)  
☐ Flex District Plan (FDP)  
☐ Traditional Neighborhood Development (TND)  
☐ Plat Certification Request

- ☐ P.U.D. Plan  
☐ Mixed Used District (MXD)  
☐ Military Airport Overlay Zone (MOAZ)  
☐ Manufactured Home Park Plan (MHPP)  
☐ Pedestrian Plan (PP)  
☐ Other: \_\_\_\_\_

Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

*Case Managers: (Ernest Brown) Odd File Number*

*(Robert Lombardo) Even File Number*

Project Name: TWO CREEKS NORTH SUBDIVISION File# 011-06

Project Engineers/Surveyors or Firm

Name: PAPE-DAWSON ENGINEERS

Address: 555 EAST RANSFORD

Phone # 210 375 9000 Fax #: 210 375 9010 E-mail: \_\_\_\_\_

Reference Any MDP's, POADP's, PUD's and FDP's associated with this project:

*(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,  
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation*



*Two CREEKS NORTH*  
**REQUEST FOR REVIEW**

(Con't)

- |  |   |
|--|---|
| <input type="checkbox"/> Master Development Plan<br><input type="checkbox"/> Major Thoroughfare<br><input type="checkbox"/> Neighborhoods<br><input type="checkbox"/> Historic<br><input type="checkbox"/> Disability Access (Sidewalks)<br><input type="checkbox"/> Storm Water Engineering<br><input type="checkbox"/> SAWS Aquifer<br><input type="checkbox"/> Other: _____ | <input type="checkbox"/> Street and Drainage<br><input type="checkbox"/> TIA<br><input type="checkbox"/> Zoning<br><input type="checkbox"/> Tree Preservation<br><input type="checkbox"/> Parks - Open Space<br><input type="checkbox"/> Fire Protection<br><input checked="" type="checkbox"/> Bexar County Public Works |
|--|---|

**City of San Antonio Planning Department use**

**FROM:** Michael O. Herrera, Special Projects Coordinator

**Date:** \_\_\_\_\_

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ **I recommend approval**

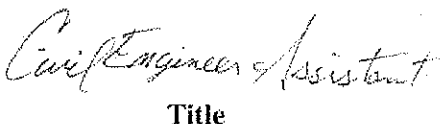
☒ **I do not recommend approval**

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection.

**Comments:**

- 1) It is understood that this MDP is a conceptual plan and all regulations will be addressed at time of platting.
- 2) County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.
- 3) Secondary access must be secured prior to the approval of any plat or combination of plats exceeding 125 dwelling units as per UDC 35-506(e)(7).

  
Signature

  
Title

*10-23-06*  
Date

Please return this form Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



**BEXAR COUNTY**  
**City of San Antonio**  
Development Services Department  
**Master Development Plan**



**REQUEST FOR REVIEW**

**Case Manager**

Robert Lombrano, Planner II (Even File number)  
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)  
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan                          |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)                            | <input type="checkbox"/> Mixed Used District (MXD)            |
| <input type="checkbox"/> Master Plan Community District (MPCD)                     | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND)                | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Flexible Development District                             | <input type="checkbox"/> Pedestrian Plan (PP)                 |
| <input type="checkbox"/> Urban Development (UD)                                    | <input type="checkbox"/> Rural Development (RD)               |
| <input type="checkbox"/> Farm and Ranch (FR)                                       | <input type="checkbox"/> Mix Light Industrial (MI-1)          |
| <input type="checkbox"/> Plat Certification Request                                | <input type="checkbox"/> Other: _____                         |
| Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No            |   |

☐ Major ☐ Minor

Date: February 2006

(Check One)

Project Name: Two Creeks North MDP

File# 011-06

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX

Zip code: 78216

Phone: (210) 375-9000

Fax: (210) 375-9040

Contact Person Name: Caleb Chance

E-mail: cchance@pape-dawson.com

Reference Any **MDP's**, **POADP's**, and **PUD's** associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached).

(1) Master Development, (1) Major thoroughfare.

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

## REQUEST FOR REVIEW

(Cont.)

- |  |   |
|--|---|
| <input type="checkbox"/> Master Development Plan                         | <input type="checkbox"/> Street and Drainage                  |
| <input type="checkbox"/> Major Thoroughfare                              | <input type="checkbox"/> Traffic T.I.A.                       |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees          |
| <input type="checkbox"/> Disability Access (Sidewalks)                   | <input type="checkbox"/> Parks - Open space                   |
| <input type="checkbox"/> Zoning  | <input type="checkbox"/> Fire Protection -                    |
| <input type="checkbox"/> SAWS Aquifer                                    | <input checked="" type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering                         | <input type="checkbox"/> Other: _____                         |

### City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: \_\_\_\_\_

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ I recommend approval

☒ I do not recommend approval

On 03-11-06, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: 1) LOTS EXCEED 125 UNITS WITH ONE ACCESS  
2) COMBINED TOTAL OF 3,196 DAILY TRIPS ARE PROPOSED  
TO UTILIZE ONE GATED ACCESS. TRAFFIC VOLUMES  
WILL BEGIN TO QUEUE PAST INTERNAL ROADWAYS  
IN LOTS. ADDITIONAL FULL ACCESS IS RECOMMENDED FOR  
TWO CREEKS UNITS 11-13. 3) THICKET LANE NEEDS TO  
BE EXTENDED FROM THE WEST.

Jahil Lopez

Signature

Civil Engineer Assistant

Title

8-15-06

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



**MDP**  
City of San Antonio  
Development Services Department  
Master Development Plan  
**REQUEST FOR REVIEW**



**Case Manager**

Robert Lombrano, Planner II (Even File number)  
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)  
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan                          |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)                            | <input type="checkbox"/> Mixed Used District (MXD)            |
| <input type="checkbox"/> Master Plan Community District (MPCD)                     | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND)                | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Flexible Development District                             | <input type="checkbox"/> Pedestrian Plan (PP)                 |
| <input type="checkbox"/> Urban Development (UD)                                    | <input type="checkbox"/> Rural Development (RD)               |
| <input type="checkbox"/> Farm and Ranch (FR)                                       | <input type="checkbox"/> Mix Light Industrial (MI-1)          |
| <input type="checkbox"/> Plat Certification Request                                | <input type="checkbox"/> Other: _____                         |
| Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No            |   |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor                      |   |

02-21-06A09:49 RCVD

Date: February 2006

(Check One)

Project Name: Two Creeks North MDP

File# **011-06**

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX

Zip code: 78216

Phone: (210) 375-9000

Fax: (210) 375-9040

Contact Person Name: Caleb Chance

E-mail: cchance@pape-dawson.com

Reference Any **MDP's, POADP's, and PUD's** associated with this project:

**(Plats Only): 2 copies (folded) with Request for Review forms (attached)**

**(1) Master Development, (1) Major thoroughfare,**

**Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies**

# REQUEST FOR REVIEW

(Cont.)

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Master Development Plan              | <input type="checkbox"/> Street and Drainage         |
| <input type="checkbox"/> Major Thoroughfare                              | <input type="checkbox"/> Traffic T.I.A.              |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks)                   | <input type="checkbox"/> Parks - Open space          |
| <input type="checkbox"/> Zoning  | <input type="checkbox"/> Fire Protection             |
| <input type="checkbox"/> SAWS Aquifer                                    | <input type="checkbox"/> Bexar County Public Works   |
| <input type="checkbox"/> Storm Water Engineering                         | <input type="checkbox"/> Other: _____                |

## City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: \_\_\_\_\_

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

**MTP- APPROVED**

☐ I recommend approval

☐ I do not recommend approval

On 2-10-10, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: **MDP- DISAPPROVED**

- LABEL IHD & SHOW DIMENSION to q and FRTg Rd.
- LABEL THE SCENIC OAKS Subd, LABEL STREET NAMES
- IN Unit-1 <sup>HAS</sup> THERE IS A CUL-DE-SAC, WHICH PROJECTS TO TWO CREEKS  
MDP #814-A, THE MDP WILL HAVE TO BE AMENDED TO SHOW ~~IT~~  
~~CONNECTING INTO~~ THE ROAD.
- WILL ~~NEED~~ NEED TO DECLARE NOW IF IT WILL BE AN ENCLAVE ~~AND~~
- IT WILL NEED TO SHOW A GATE DETAIL.
- WILL NEED TO SHOW THE ACCESS TO THE RESTRICTED SINGLE FAMILY Lot.

Signature

Title

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.





# DISABILITY

City of San Antonio

Development Services Department  
Master Development Plan

## REQUEST FOR REVIEW



Approved  
2/2006

### Case Manager

Robert Lombrano, Planner II (Even file number)  
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)  
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan                          |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)                            | <input type="checkbox"/> Mixed Used District (MXD)            |
| <input type="checkbox"/> Master Plan Community District (MPCD)                     | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND)                | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Flexible Development District                             | <input type="checkbox"/> Pedestrian Plan (PP)                 |
| <input type="checkbox"/> Urban Development (UD)                                    | <input type="checkbox"/> Rural Development (RD)               |
| <input type="checkbox"/> Farm and Ranch (FR)                                       | <input type="checkbox"/> Mix Light Industrial (MI-1)          |
| <input type="checkbox"/> Plat Certification Request                                | <input type="checkbox"/> Other: _____                         |
| Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No            | 02-21-06A09:49 RCVD   |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor                      |   |

Date: February 2006

(Check One)

Project Name: Two Creeks North MDP

File# 011-06

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX

Zip code: 78216

Phone: (210) 375-9000

Fax: (210) 375-9040

Contact Person Name: Caleb Chance

E-mail: cchance@pape-dawson.com

Reference Any **MDP's**, **POADP's**, and **PUD's** associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

**Comments:**

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears slightly aged or off-white. There is no handwriting or other markings on the page.

**Signature**

**THE**

Date:

**Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.**



# SAS

City of San Antonio  
Development Services Department  
Master Development Plan

## REQUEST FOR REVIEW



### Case Manager

Robert Lombrano, Planner II (Even File number)  
(210) 207-5014, rlombra@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)  
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan                          |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)                            | <input type="checkbox"/> Mixed Used District (MXD)            |
| <input type="checkbox"/> Master Plan Community District (MPCD)                     | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND)                | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Flexible Development District                             | <input type="checkbox"/> Pedestrian Plan (PP)                 |
| <input type="checkbox"/> Urban Development (UD)                                    | <input type="checkbox"/> Rural Development (RD)               |
| <input type="checkbox"/> Farm and Ranch (FR)                                       | <input type="checkbox"/> Mix Light Industrial (MI-I)          |
| <input type="checkbox"/> Plat Certification Request                                | <input type="checkbox"/> Other: <u>0602017</u>                |
| Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No            |   |

☐ Major ☐ Minor

Date: February 2006

(Check One)

Project Name: Two Creeks North MDP

File# 011-06

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX

Zip code: 78216

Phone: (210) 375-9000

Fax: (210) 375-9040

Contact Person Name: Caleb Chance

E-mail: cchance@pape-dawson.com

Reference Any **MDP's**, **POADP's**, and **PUD's** associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

25 2 P 23 23 23  
SAN ANTONIO WATER SYSTEM  
ACQUISITION STUDIES

☐ I recommend approval

☐ I do not recommend approval

☒ I recommend approval with conditions  
(see Additional Comments below)

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_

At this time, the Two Creeks North MDP 011-06 was  
provided. However, please be advised that for Plat Certification, the SAWS Aquifer  
Protection and Evaluation will require the following pursuant to the Aquifer Protection  
Ordinance No. 81491:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Significant Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer  
Protection Plan is required) (if applicable)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be  
submitted to and approved by the Texas Commission on Environmental Quality (TCEQ)  
prior to construction.

**Additional Comments:**

According to the Water Quality Ordinance # 81491, Section 34-914, buffering may be  
required.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature

Title

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next  
scheduled meeting.



# SOWS

City of San Antonio  
Development Services Department  
Master Development Plan

## REQUEST FOR REVIEW



### Case Manager

Robert Lombrano, Planner II (Even File number)  
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)  
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan  
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)  
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)  
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)  
☐ Flexible Development District ☐ Pedestrian Plan (PP)  
☐ Urban Development (UD) ☐ Rural Development (RD)  
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)  
☐ Plat Certification Request ☐ Other 06002017  
Public Hearing ☐ Yes ☐ No 02-21-06A09.49 RCVD

☐ Major ☐ Minor

Date: February 2006

(Check One)

Project Name: Two Creeks North MDP

File# 011-06

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX

Zip code: 78216

Phone: (210) 375-9000

Fax: (210) 375-9040

Contact Person Name: Caleb Chance

E-mail: cchance@pape-dawson.com

Reference Any **MDP's, POADP's, and PUD's** associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

2006 FEB 23 P 2:52  
SAN ANTONIO WATER SYSTEM  
AQUIFER STUDIES



☐ I recommend approval

☐ I do not recommend approval

☒ I recommend approval with conditions  
(see Additional Comments below)

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_

At this time, the Two Creeks North MDP 011-06 was  
provided. However, please be advised that for Plat Certification, the SAWS Aquifer  
Protection and Evaluation will require the following pursuant to the Aquifer Protection  
Ordinance No. 81491:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Significant Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer  
Protection Plan is required) (if applicable)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be  
submitted to and approved by the Texas Commission on Environmental Quality (TCEQ)  
prior to construction.

**Additional Comments:**

According to the Water Quality Ordinance # 81491, Section 34-914, buffering may be  
required.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Kil M. [Signature]  
Signature

Manager  
Title

3-24-06  
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next  
scheduled meeting.

# TRANSMITTAL



To: DEVELOPMENT SERVICES

Date: 06 AUG 1996 9:20

Attn: ROBERT LOMBRANO

1901 SOUTH ALAMO

SAN ANTONIO, TX

LAND DEVELOPMENT  
SERVICES DIVISION

Re: TWO CREEKS NORTH MDP

QUANTITY	DESCRIPTION
5EA	REVISED MDP
	STREET + DRAINAGE
	MASTER DEVELOPMENT PLAN
	TIA
	TREES
	BEXAR COUNTY

If enclosures are not as noted, kindly notify us at once.

☒ For Approval    ☐ For Your Use    ☐ As Requested    ☐ For Review and Comment

COMMENTS ROBERT -

PLEASE LET US KNOW WHEN YOU HEAR SOMETHING FROM

TREES.

THANKS

-JIM

08-16-06A09:43 RCVD

From: JIM WELCH Project No.: 6427-00

CC: \_\_\_\_\_

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com



April 19, 2006

Mr. Robert Lombrano  
City of San Antonio  
Development Services  
1901 South Alamo  
San Antonio, TX 78205

Re: Two Creeks North  
MDP #011-16

Dear Mr. Lombrano:

We have reviewed your comments dated March 10, 2006 and offer the following responses:

3. **"Unit-1 has a cul-de-sac projecting on the Two Creeks MDP #814-A. The MDP was not approved with that projection of road going into Two Creeks North. The MDP #814-A will have to be amended."**

*Response: We are currently amending the Two Creeks Subdivision MDP and PUD plans to reflect this change.*

4. **"You will have to declare at this time if it is going to be an enclave."**

*Response: A PUD Plan will be submitted.*

5. **"If it is an enclave, you will have to show a gate detail."**

*Response: Two Creeks North will be part of a PUD plan.*

If you have any questions or require any additional information, please do not hesitate to contact our office at your earliest convenience.

Sincerely,  
Pape-Dawson Engineers, Inc.

Jim Welch, E.I.T.  
Engineer III

04-24-06AD9:09 RCVD

6427\00\Word\Letter\060407a1.doc

**PAPE-DAWSON ENGINEERS, INC.**

**CITY OF SAN ANTONIO**  
**PARKS AND RECREATION DEPARTMENT**

**Interdepartment Correspondence Sheet**

**TO:** Michael Herrera, Special Projects Coordinator, Development Services Department  
**FROM:** Chris Yanez, Planner II, Parks and Recreation Department  
**COPIES TO:** Robert Lombrano, Planner II, Development Services Department  
**SUBJECT:** Two Creeks North Master Development Plan

**DATE:** March 10, 2006

Two Creeks North is a proposed subdivision with 162 single-family residential units. UDC Section 35-503, Table 503-1 states that single-family development is required to provide 1 acre of park/open space per every 70 dwelling units. The requirement for this development is 2.3 acres. This subdivision is utilizing the excess capacity of parkland provided by the Two Creeks Master Development Plan as stated in UDC section 35-503(b)(6). The Two Creeks Master Development Plan provides an excess of 2.6 acres of parkland dedication.

I recommend approval of Two Creeks North Master Development Plan with the following conditions:

- All land provided for Parks/Open Space is dedicated to the Home Owners Association; \*see Park Space Summary note.
- A Provision and Maintenance Plan is submitted to this department at time of platting.
- All amenities provided follow design criteria and specifications of UDC section 35-503(h) in order to gain credit for improvements.
- Remove the note "Two Creeks Subdivision has an excess of 5.98 ac of Parkland". No Joint User Agreement with the School District was furnished to this department therefore no credit can be given for land at this school site location.

Chris Yanez  
Planner II  
Parks and Recreation Department  
Park Project Services

Robert Lombrano

BEXAR COUNTY

**From:** Sang, Todd [tsang@bexar.org]  
**Sent:** Wednesday, October 18, 2006 3:12 PM  
**To:** cchance@pape-dawson.com; Robert Lombrano  
**Cc:** Michael Herrera; Brach, Robert; Juan Ramirez  
**Subject:** Two Creeks North \*\*Disapproval\*\*

*Todd Sang  
Civil Engineer Assistant  
Bexar County, Infrastructure Services Dept.  
233 N. Pecos La Trinidad, Ste. 420  
San Antonio, TX 78207  
(210) 335-6649*

DISAPPROVE

*Park*  
**Robert Lombrano**

---

*approved*

**From:** Chris Yanez  
**Sent:** Friday, March 10, 2006 1:41 PM  
**To:** 'cchance@pape-dawson.com'; 'Chris Van Heerde @PD'  
**Cc:** Robert Lombrano; Michael Herrera  
**Subject:** Two Creeks and Two Creeks North



MDP Two Creeks  
Memo.doc



MDP Two Creeks  
North Memo.doc

*POD*

Please pay special attention to note 4 on Two creeks North memo. Thank you.

***CHRIS YANEZ***

***PLANNER II***

***CITY OF SAN ANTONIO***

***PARKS AND RECREATION***

***PARK PROJECT SERVICES***

***PHONE:(210)207-4091***

***FAX:(210)207-2720***

BEXAR COUNTY

Robert Lombrano

---

**From:** Sang, Todd [tsang@bexar.org]  
**Sent:** Wednesday, October 11, 2006 5:18 PM  
**To:** Robert Lombrano; Brach, Robert  
**Cc:** Michael Herrera; jwelch@pape-dawson.com; Juan Ramirez  
**Subject:** Two Creeks North \*\*Disapproval\*\*

*Todd Sang  
Civil Engineer Assistant  
Bexar County, Infrastructure Services Dept.  
233 N. Pecos La Trinidad, Ste. 420  
San Antonio, TX 78207  
(210) 335-6649*

*DISAPPROVAL*

**CITY OF SAN ANTONIO**  
**PARKS AND RECREATION DEPARTMENT**

**Interdepartment Correspondence Sheet**

**TO:** Michael Herrera, Special Projects Coordinator, Development Services Department  
**FROM:** Chris Yanez, Planner II, Parks and Recreation Department  
**COPIES TO:** Robert Lombrano, Planner II, Development Services Department  
**SUBJECT:** Two Creeks Master Development Plan

**DATE:** March 10, 2006

Two Creeks is a proposed subdivision with 756 single-family residential units. UDC Section 35-503, Table 503-1 states that single-family development is required to provide 1 acre of park/open space per every 114 dwelling units. The requirement for this development is 6.6 acres. This subdivision provides a total of 9.2 acres of park dedication.

**Breakdown:**

This subdivision provides 1.9 acres of park with the following amenities: 2,500 square foot surface area swimming pool for a total of 1.5 acres credit. Total = 3.4 acres of park dedication.

Also provided is 2.8 acres of park with the following amenities: one playground (1.25), one athletic court (0.75), one open play area (1.0) for a total of 3.0 acres credit. Total = 5.8 acres of park dedication

I recommend approval of Two Creeks Master Development Plan with the following conditions:

- All land provided for Parks/Open Space is dedicated to the Home Owners Association,
- A Provision and Maintenance Plan is submitted to this department at time of platting.
- All amenities provided follow design criteria and specifications of UDC section 35-503(h) in order to gain credit for improvements.

Chris Yanez  
Planner II  
Parks and Recreation Department  
Park Project Services



Robert Lombrano

Bexar County

**From:** Sang, Todd [tsang@bexar.org]  
**Sent:** Tuesday, October 24, 2006 11:50 AM  
**To:** Robert Lombrano; jwelch@pape-dawson.com  
**Cc:** Michael Herrera; Brach, Robert; Juan Ramirez  
**Subject:** RE: Two Creeks North \*\*Approval\*\*

Please update your files with the attached. I mistakenly checked the disapproval box on my previous transmittal.

Thank you,

*Todd Sang  
Civil Engineer Assistant  
Bexar County, Infrastructure Services Dept.  
233 N. Pecos La Trinidad, Ste. 420  
San Antonio, TX 78207  
(210) 335-6649*

APPROVE

Robert Lombrano

BEXAR COUNTY

---

**From:** Jim Welch @PD [JWelch@pape-dawson.com]  
**Sent:** Monday, October 23, 2006 3:32 PM  
**To:** Robert Lombrano  
**Subject:** RE: Two Creeks North \*\*Approval\*\*

I believe this is the last approval that we need. Do you have any further comments before we can send in the final package?  
Thanks,  
Jim

---

**From:** Sang, Todd [mailto:tsang@bexar.org]  
**Sent:** Monday, October 23, 2006 3:18 PM  
**To:** Robert Lombrano; Jim Welch @PD  
**Cc:** Michael Herrera; Brach, Robert; Juan Ramirez (E-mail)  
**Subject:** Two Creeks North \*\*Approval\*\*

APPROVE

*Todd Sang  
Civil Engineer Assistant  
Bexar County, Infrastructure Services Dept.  
233 N. Pecos La Trinidad, Ste. 420  
San Antonio, TX 78207  
(210) 335-6649*

**Robert Lombrano**

---

**From:** Sang, Todd [tsang@bexar.org]  
**Sent:** Monday, October 23, 2006 3:18 PM  
**To:** Robert Lombrano; jwelch@pape-dawson.com  
**Cc:** Michael Herrera; Brach, Robert; Juan Ramirez  
**Subject:** Two Creeks North \*\*Approval\*\*

*Todd Sang  
Civil Engineer Assistant  
Bexar County, Infrastructure Services Dept.  
233 N. Pecos La Trinidad, Ste. 420  
San Antonio, TX 78207  
(210) 335-6649*

Robert Lombrano

BEXAR COUNTY

**From:** Sang, Todd [tsang@bexar.org]  
**Sent:** Tuesday, August 15, 2006 9:48 AM  
**To:** Juan Ramirez  
**Cc:** Robert Lombrano  
**Subject:** RE: Two Creeks North \*\*Disapproval\*\*

fyi

-----Original Message-----

**From:** Sang, Todd  
**Sent:** Tuesday, August 15, 2006 9:43 AM  
**To:** 'cchance@pape-dawson.com'; Robert Lombrano  
**Cc:** Brach, Robert; Michael Herrera; 'JRamirez3@sanantonio.gov'  
**Subject:** Two Creeks North \*\*Disapproval\*\*

Disapproved

08/15/2006

BEXAR COUNTY

Robert Lombrano

**From:** Sang, Todd [tsang@bexar.org]  
**Sent:** Tuesday, August 15, 2006 9:43 AM  
**To:** cchance@pape-dawson.com; Robert Lombrano  
**Cc:** Brach, Robert; Michael Herrera; Juan Ramirez  
**Subject:** Two Creeks North \*\*Disapproval\*\*

*Todd Sang  
Civil Engineer Assistant  
Bexar County, Infrastructure Services Dept.  
233 N. Pecos La Trinidad, Ste. 420  
San Antonio, TX 78207  
(210) 335-6649*

DISAPPROVED

08/15/2006

# TRANSMITTAL



To: Development Services

Date: Feb 15, 2006

Attn: Mike Herrera

1901 S. Alamo

San Antonio, TX 78205

Re: Two Creeks North Subdivision MDP

QUANTITY	DESCRIPTION
1	MDP Submittal Package
	a) 15 MDP g) 1 8 1/2 x 11 Reduction Copy
	b) 1 Master Tru Stand Delineation Plan h) 1 Completeness Review Form
	c) 1 Application i) 1 Parks Memo
	d) 3 Stormwater Management Plan j) Fees
	e) 4 TIA Memo 1. MDP Application (\$500)
	f) 1 Digital Copy 2. Parks Review (\$190)
	3. Tree Review Fee (\$75.00)

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☐ For Your Use ☐ As Requested ☐ For Review and Comment

## COMMENTS

02-21-06A09:47 RCVD

From: \_\_\_\_\_ Project No.: \_\_\_\_\_

cc: \_\_\_\_\_

**PAPE-DAWSON ENGINEERS, INC.**

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

# TRANSMITTAL



To: Development Services

Date: 9/18/06

Attn: Robert Lombardo

1901 S Alamo

San Antonio TX

Re: Trio Creeks North MDP

09-19-06P01:07 RCVD

QUANTITY	DESCRIPTION
2	Revised MDP - Floodplain Approval

If enclosures are not as noted, kindly notify us at once.

☒ For Approval    ☐ For Your Use    ☐ As Requested    ☐ For Review and Comment

COMMENTS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

RECEIVED  
06 SEP 18 PM 4:20  
LAND DEVELOPMENT  
SERVICES DIVISION

From: Rick Hendrix Project No.: 6427-00

cc: \_\_\_\_\_

**PAPE-DAWSON ENGINEERS, INC.**

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

# TRANSMITTAL



RECEIVED

06 AUG-28 PM 12:56

To: DEVELOPMENT SERVICES

Date: 8/28/06

Attn: ISMAEL SEGOLIA

LAND DEVELOPMENT  
SERVICES DIVISION

1901 SOUTH ALAMO

SA, TX 78232

Re: TWO CREEKS NORTH MDP

QUANTITY	DESCRIPTION
3EA	REVISED MDP

08-29-06A09:03 RCVD

If enclosures are not as noted, kindly notify us at once.

☒ For Approval    ☐ For Your Use    ☐ As Requested    ☐ For Review and Comment

COMMENTS ISMAEL - THIS PLAN WAS REVISED PER YOUR MEETING

WITH CALER CHANCE. PLEASE DISTRIBUTE COPIES TO JUAN RODRIGUEZ AND

TODD SANG SO THAT WE MAY RECEIVE THEIR APPROVALS AS WELL.

THANKS!

-JIM

From: JIM WELCH

Project No.: 6427-00

CC:

**PAPE-DAWSON ENGINEERS, INC.**

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | [info@pape-dawson.com](mailto:info@pape-dawson.com)



# TRANSMITTAL



RECEIVED

To: DEVELOPMENT SERVICES 06 OCT 25 PM 12:57 Date: 10/24/06

Attn: ROBERT LOMBRANO

1901 SOUTH ALAMO

SAN ANTONIO, TX

LAND DEVELOPMENT  
SERVICES DIVISION

Re: TWO CREEKS NORTH

QUANTITY	DESCRIPTION
1EA	8 1/2" x 11" REDUCTION
10EA	TWO CREEKS NORTH MDP

If enclosures are not as noted, kindly notify us at once.

☒ For Approval    ☐ For Your Use    ☒ As Requested    ☐ For Review and Comment

COMMENTS

ROBERT -

PLEASE LET US KNOW IF YOU NEED ANYTHING ELSE.

THANKS

- Jim

From: Jim Welch

Project No.: 6427-00

cc: \_\_\_\_\_

10-25-06P01:36 RCVD

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey

San Antonio, Texas 78216

Phone: 210.375.9000

Fax: 210.375.9010

info@pape-dawson.com



# City of San Antonio

Department of Development Services

October 27, 2006

Caleb Chance, P.E.  
Pape-Dawson Engineers, Inc.  
555 East Ramsey  
San Antonio, TX 78216

Re: Two Creeks North Master Development Plan, **MDP # 011-06**

Dear Mr. Chance,

The City Staff Development Review Committee has reviewed the Two Creeks North Master Development Plan, **M.D.P. # 011-06**. Please find enclosed a signed copy for your files. Your plan was approved for acceptance; however, please note the following conditions:

In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.

**DSD – Traffic Impact Analysis & Streets** indicates the following requirements and onsite improvements are necessary and shall be provided by the developer, on and before the completion of the Two Creeks North, at no cost to the City of San Antonio:

- All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-502(a)(9).
- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
- Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC 35-506(q).

**SAWS Aquifer Protection and Evaluation** will require the following pursuant to the Aquifer Protection Ordinance No. 81491, for Plat Certification.

- 100 year Flood Plain Shown and Buffing (if applicable)
- Sensitive Recharge Features and Buffing (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required)

- According to the Water Quality Ordinance # 81491, Section 34-914, buffering may be required.

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted and approved with the Texas Commission on Environmental Quality (TCEQ) prior to construction.

**Parks and Recreation** recommends approval with the following conditions:

- All land provided for Parks/Open Space is dedicated to the Home Owners Association;
- A Provision and Maintenance Plan is submitted to this department at time of platting.
- All amenities provided follow design criteria and specifications of UDC section 35-503(h) in order to gain credit for improvements.
- Remove the note "Two Creeks Subdivision has an excess of 5.98 ac of Parkland". No Joint User Agreement with the School District was furnished to this department therefore no credit can be given for land at this school site location.

**Trees Preservation** states that this project will be subject to:

- 2003 Tree Preservation ordinance standards per UDC Section 35-523 – a Tree Preservation Plan is required prior to any work on site. This can be submitted either as a site work permit or at the platting stage. Additional permitting fees and affidavits will be needed to obtain tree permits during the platting and/or site work stages.

If you have any further questions on Tree's comments, please call Joan Miller at (210) 207-8265.

The property must be platted in accordance to the UDC and the Major Thoroughfare Plan to reflect the approved MDP. It is suggested to work closely with the school district, so they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio.

If you should need further assistance, please feel free to contact Michael Herrera at 210-207-7038.

Sincerely,

Fernando J. De León, P.E.  
Interim Assistant Director Development Services Department  
Land Development Division

CC: Andrew Spurgin, Planning Manager  
Sam Dent, P.E. Chief Engineer Development Service

Meeting on June 12, 2000

Two Creeks  
North

Two Creeks MDP/PUD + Two Creeks North

- internal streets have been reconfigured for U-11, 12, 13
- developers now are developing property to the north
- gate still present on roadway leading north
- Two Creeks North + north part of Two Creeks will be using a single local Type B
- main issue is on gate (secondary access)
  - Page-Dawson is seeking to use entrance through Stage Run Subd.
  - problem is that traffic may increase through Stage Run
- may be extending second projection to north from Two Creeks to Two Creeks N.
- access to Two Creeks North from western subd. is not completely built to TCN
  - contour lines also make it look impossible



August 16, 2006

Mr. Juan Ramirez  
Development Services  
1901 South Alamo  
San Antonio, TX 78204

Re: Two Creeks North MDP

Dear Mr. Ramirez:

As discussed during our meeting on June 12<sup>th</sup> and during a phone conversation yesterday, with Mr. Jim Welch, the Two Creeks North MDP has few alternatives for access points into this development. During the meeting on June 12, it was concluded that several changes had to be made to the MDP in order to more completely comply with the unified development code and to provide better accessibility to the subdivision. It was also established during the meeting, to view Two Creeks North and Two Creeks together for the review of streets and access points. Since we were now considering the traffic flows from Two Creeks North in Two Creek, the "Emergency Access Only" gate in Unit-13 of the Two Creeks MDP was changed to a "Residential Access Only" gate to provide a full time working access. This will alleviate traffic congestion by providing an alternative access route through the Stage Run subdivision. We also extended a local type "B" street from Two Creeks through Unit-1 and into Unit-2 of the Two Creeks North MDP in order to increase the traffic capacity in and out of the subdivision.

One option considered to provide an additional access point was to connect to Thicket Lane within the Scenic Oaks subdivision. However, Thicket Lane was never stubbed out to our property line. Building this connection will still leave a 300' gap in the street on the Scenic Oaks side of the property.

We also received a comment to provide another access from Unit-2 of the Two Creeks North MDP through Unit-12 of the Two Creeks MDP. This connection would run directly through the only feasible location for the Unit-2 detention pond. This would, in turn, not allow us to properly handle the flooding situation downstream on Nichols Creek.

A connection to IH-10 was looked at as a possibility; however, the land adjacent to the IH-10 Frontage Road, owned by our client, is flooded during a 100-year storm event and would only provide a flooded access. The only non-flood access point onto IH-10 Frontage

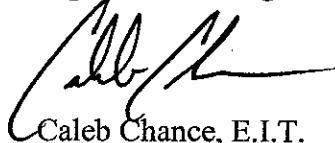
**PAPE-DAWSON ENGINEERS, INC.**

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | [info@pape-dawson.com](mailto:info@pape-dawson.com)

Road in this area is not owned by our client. This land has an approved MDP showing proposed commercial without accessibility through the tract. Therefore, there are no non-flooded access points along the IH-10 Frontage Road.

All of these options were discussed and explored in the meeting with Streets, TIA, and MDP on June 12, 2006. It was concluded at the meeting to upgrade the road within the Two Creeks and Two Creeks North MDPs to a local "B" and changing the emergency access only into a resident only gate in order to provide an adequate street network for both Two Creeks and Two Creeks North. We ask the City of San Antonio and Bexar County continue to acknowledge the solutions created during the June 12<sup>th</sup> meeting.

Sincerely,  
Pape-Dawson Engineers, Inc.



Caleb Chance, E.I.T.  
Assistant Project Manager

MDP

**Robert Lombrano**

---

**From:** Robert Lombrano  
**Sent:** Tuesday, May 09, 2006 1:37 PM  
**To:** 'ccchance@pape-dawson.com'  
**Cc:** Robert Lombrano  
**Subject:** Two Creeks North MDP# 011-06 (Comments)

Chance,

**Master Development: Disapproved**

1. You will have to declare at this time if it is enclave.
2. The engress projecting into the restricted single family residential lots shall be shown as a road. 35-B101(c)F(9)
3. Show the lots in the restricted residential area. 35-202(f)

If I can be of assistance please call or E-mail.  
Thank you

**Robert L.Lombrano**  
**Planner II**  
Development Services Department  
207-5014  
rlombrano@sanantonio.gov

05/09/2006

MDP

**Robert Lombrano**

**From:** Robert Lombrano  
**Sent:** Tuesday, March 21, 2006 4:11 PM  
**To:** 'cchance@pape-dawson.com'  
**Cc:** Robert Lombrano  
**Subject:** FW: Two Creeks North MDP# 011-06

Mr. Chance,

Master Development:  
 You will be required to show the Lots in the restricted area.

Thank you

**Robert L. Lombrano**  
**Planner II**

Development Services Department  
 207-5014  
 rlombrano@sanantonio.gov

-----Original Message-----

**From:** Robert Lombrano  
**Sent:** Friday, March 10, 2006 3:20 PM  
**To:** 'cchance@pape-dawson.com'  
**Cc:** Robert Lombrano  
**Subject:** Two Creeks North MDP# 011-06

**Mr. Chance**  
**Major Thoroughfare: Approved**

**Master Development: Disapproved**

1. Label IH10 W and show the dimensions on the frontage road.
2. Label the Scenic Oaks Subdivision and label the streets.
3. Unit -1 has a cul-de-sac projecting on to Two Creeks MDP # 814-A, the MDP was not approved with that projection of road going into  
 Two Creeks North. The MDP # 814-A will have to be amended.
4. You will have to declare at this time if it is to be an enclave.
5. If it is enclave you will have to show a Gate Detail.
6. Need to show the access to the restricted single family lots.

**If I can be of assistance please call or E-mail.**  
**Thank you**

**Robert L. Lombrano**  
**Planner II**

Development Services Department  
 207-5014  
 rlombrano@sanantonio.gov

03/21/2006



**Robert Lombrano**

---

**From:** Robert Lombrano  
**Sent:** Friday, March 10, 2006 3:20 PM  
**To:** 'cchance@pape-dawson.com'  
**Cc:** Robert Lombrano  
**Subject:** Two Creeks North MDP# 011-06

**Mr. Chance**  
**Major Thoroughfare: Approved**

**Master Development: Disapproved**

- 1. Label IH10 W and show the dimensions on the frontage road.**
- 2. Label the Scenic Oaks Subdivision and label the streets.**
- 3. Unit -1 has a cul-de-sac projecting on to Two Creeks MDP # 814-A, the MDP was not approved with that projection of road going into Two Creeks North. The MDP # 814-A will have to be amended.**
- 4. You will have to declare at this time if it is to be an enclave.**
- 5. If it is enclave you will have to show a Gate Detail.**
- 6. Need to show the access to the restricted single family lots.**

**If I can be of assistance please call or E-mail.**  
**Thank you**

*\* need to show the lots on the Restricted area*

**Robert L. Lombrano**  
**Planner II**  
Development Services Department  
207-5014  
rlombrano@sanantonio.gov

03/10/2006

**Caleb Chance @PD**

---

**From:** Robert Lombrano [rlombrano@sanantonio.gov]  
**Sent:** Friday, March 10, 2006 3:25 PM  
**To:** cchance@pape-dawson.com  
**Subject:** FW: Two Creeks North MDP# 011-06

Robert L.Lombrano  
Planner II  
Development Services Department  
207-5014  
rlombrano@sanantonio.gov

-----Original Message-----

**From:** Robert Lombrano  
**Sent:** Friday, March 10, 2006 3:20 PM  
**To:** 'cchance@pape-dawson.com'  
**Cc:** Robert Lombrano  
**Subject:** Two Creeks North MDP# 011-06

**Mr. Chance**  
**Major Thoroughfare: Approved**

**Master Development: Disapproved**

- ✓ 1. Label IH10 W and show the dimensions on the frontage road. ✓
- ✓ 2. Label the Scenic Oaks Subdivision and label the streets. ✓
- ✓ 3. Unit -1 has a cul-de-sac projecting on to Two Creeks MDP # 814-A, the MDP was not approved with that projection of road going into Two Creeks North. The MDP # 814-A will have to be amended. *IN THE PROCESS OF AMENDING IT.*
- ✓ 4. You will have to declare at this time if it is to be an enclave.
- ✓ 5. If it is enclave you will have to show a Gate Detail.
- ✓ 6. Need to show the access to the restricted single family lots. ✓

If I can be of assistance please call or E-mail.  
Thank you

**Robert L.Lombrano**  
**Planner II**  
Development Services Department  
207-5014  
rlombrano@sanantonio.gov

**PLAN OF**

DATE FEB 09 2006

**RECORD**

HISTORIC

Robert Lombrano

---

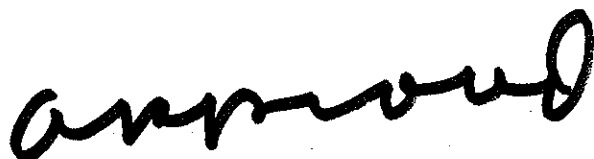
**From:** Kay Hinde  
**Sent:** Thursday, March 30, 2006 2:39 PM  
**To:** Michael Herrera  
**Cc:** Robert Lombrano; 'cchance@pape-dawson.com'  
**Subject:** Two Creeks North MDP

Mike:

Staff of the HPO has reviewed the above referenced MDP. We approve.

Sincerely,

Kay Hinde

A handwritten signature in black ink, appearing to read "Kay Hinde", written in a cursive style.

SAWS

**Robert Lombrano**

---

**From:** Karen.Stahn@saws.org  
**Sent:** Monday, March 27, 2006 11:33 AM  
**To:** Robert Lombrano  
**Cc:** cchance@pape-dawson.com  
**Subject:** SAWS Aquifer Protection & Evaluation review of "Two Creeks North MDP 011-06"-Approved with Conditions

Attached is SAWS Aquifer Protection & Evaluation review of the above project. Approval with conditions-buffering may be required.

*Karen Stahn*  
Resource Data Coordinator  
Aquifer Protection & Evaluation Section  
San Antonio Water System  
(210) 233-3524  
(210) 233-4766 Fax

Approved

03/27/2006

# STORM WATER

Robert Lombrano

---

**From:** Veronica Barefield  
**Sent:** Tuesday, October 17, 2006 3:26 PM  
**To:** Robert Lombrano; Michael Herrera; Larry Odis  
**Cc:** Jim Welch (jwelch@pape-dawson.com)  
**Subject:** Two Creeks North---Approved

SWE has no further comments.  
Thanks

*Veronica Barefield, E.I.T.; CFM  
Sr. Engineer Associate  
PO Box 839966  
San Antonio, Texas 78283*

*o: 210-207-4341  
f: 210-207-6553*

APPROVED

Robert Lombrano

Storm Water

**From:** Veronica Barefield  
**Sent:** Thursday, May 18, 2006 5:11 PM  
**To:** Robert Lombrano  
**Subject:** RE: Two Creeks MDP revision

Here are the comments for Two Creeks North also there were verbal comments for Pfeiffer MDP to provide floodplain note and signatures.

Thanks

*Veronica R. Barefield, EIT, C.F.M*  
*Senior Engineering Associate*  
**City of San Antonio**  
**PO Box 839966**  
**San Antonio, Texas 78283**

*vbarefield@sanantonio.gov*  
*210-207-4341*

MDP *disapproved*

-----Original Message-----

**From:** Veronica Barefield  
**Sent:** Tuesday, February 07, 2006 9:03 AM  
**To:** Robert Lombrano  
**Cc:** Robert Browning; Michael Herrera  
**Subject:** Two Creeks MDP revision

Robert

MDP *approved*

I have no further comments for the above project and approve the submittal.

*Veronica R. Barefield, EIT, C.F.M*  
*Senior Engineering Associate*  
**City of San Antonio**  
**PO Box 839966**  
**San Antonio, Texas 78283**

*vbarefield@sanantonio.gov*  
*210-207-4341*

Storm Water

Robert Lombrano

From: Veronica Barefield  
Sent: Thursday, May 18, 2006 5:11 PM  
To: Robert Lombrano  
Subject: RE: Two Creeks MDP revision

Pope Dawson

TRACT?

Here are the comments for Two Creeks North also there were verbal comments for Pfeiffer MDP to provide floodplain note and signatures.  
Thanks

Veronica R. Barefield, EIT, C.F.M.  
Senior Engineering Associate  
City of San Antonio  
PO Box 839966  
San Antonio, Texas 78283

vbarefield@sanantonio.gov  
210-207-4341

✓ MDP disapproved

-----Original Message-----

From: Veronica Barefield  
Sent: Tuesday, February 07, 2006 9:03 AM  
To: Robert Lombrano  
Cc: Robert Browning; Michael Herrera  
Subject: Two Creeks MDP revision

Robert Browning  
approved

Robert

I have no further comments for the above project and approve the submittal.

ISMAH

Veronica R. Barefield, EIT, C.F.M.  
Senior Engineering Associate  
City of San Antonio  
PO Box 839966  
San Antonio, Texas 78283

vbarefield@sanantonio.gov  
210-207-4341

MDP

# Storm Water

Robert Lombrano

---

**From:** Ismael Segovia  
**Sent:** Tuesday, May 23, 2006 8:34 AM  
**To:** Robert Lombrano  
**Subject:** FW: Two Creeks MDP revision

Here is what Veronica sent me. It's for you.

**Ismael B. Segovia, M.A., M.P.A.**  
**Planner II**  
Master Development Plan Division  
Department of Development Services  
City of San Antonio  
210.207.7207

---

**From:** Veronica Barefield  
**Sent:** Tuesday, May 23, 2006 8:16 AM  
**To:** Ismael Segovia  
**Subject:** RE: Two Creeks MDP revision

Sorry about the confusion. But to clarify, I was talking about Two Creeks North and Pfeiffer. Lyndon has Pfeiffer Lee. Verbal comments means we either discussed on the phone or in person and there was no paper involved.

*Veronica R. Barefield, EIT, C.F.M*  
*Senior Engineering Associate*  
**City of San Antonio**  
**PO Box 839966**  
**San Antonio, Texas 78283**

*vbarefield@sanantonio.gov*  
*210-207-4341*

-----Original Message-----

**From:** Ismael Segovia  
**Sent:** Friday, May 19, 2006 4:09 PM  
**To:** Veronica Barefield  
**Subject:** FW: Two Creeks MDP revision

Veronica,  
You have us a little confused on your email. First, on the Two Creeks is that Two Creeks or Two Creeks North? These two projects are currently under review, so we need to make sure that we get the right one. Next, Pfeiffer, are the comments for Pfeiffer Lee or Pfeiffer? Robert also does not understand the statement regarding verbal comments? What comments? When you get a chance give us a call to help us clear this confusion. Thanks and have a great weekend.

**Ismael B. Segovia, M.A., M.P.A.**  
**Planner II**  
Master Development Plan Division  
Department of Development Services  
City of San Antonio  
210.207.7207

---

**From:** Robert Lombrano  
**Sent:** Friday, May 19, 2006 1:47 PM  
**To:** Ismael Segovia  
**Subject:** FW: Two Creeks MDP revision



Robert L. Lombrano  
Planner II  
Development Services Department  
207-5014  
rlombrano@sanantonio.gov

-----Original Message-----

**From:** Veronica Barefield  
**Sent:** Thursday, May 18, 2006 5:11 PM  
**To:** Robert Lombrano  
**Subject:** RE: Two Creeks MDP revision

Here are the comments for Two Creeks North also there were verbal comments for Pfeiffer MDP to provide floodplain note and signatures.

Thanks

*disapproved*

**Veronica R. Barefield, EIT, C.F.M**  
**Senior Engineering Associate**  
**City of San Antonio**  
**PO Box 839966**  
**San Antonio, Texas 78283**

*vbarefield@sanantonio.gov*  
*210-207-4341*

---

-----Original Message-----

**From:** Veronica Barefield  
**Sent:** Tuesday, February 07, 2006 9:03 AM  
**To:** Robert Lombrano  
**Cc:** Robert Browning; Michael Herrera  
**Subject:** Two Creeks MDP revision

Robert

I have no further comments for the above project and approve the submittal.

*Two Creeks North*

**Veronica R. Barefield, EIT, C.F.M**  
**Senior Engineering Associate**  
**City of San Antonio**  
**PO Box 839966**  
**San Antonio, Texas 78283**

*vbarefield@sanantonio.gov*  
*210-207-4341*

*Bicycle*

**Robert Lombrano**

---

**From:** Abigail Kinnison  
**Sent:** Monday, February 27, 2006 4:35 PM  
**To:** 'cchance@pape-dawson.com'  
**Cc:** Robert Lombrano; Michael Herrera; Christina De La Cruz  
**Subject:** Two Creeks North MDP

Two Creeks North MDP

I recommend approval.

*Approved*

**ABIGAIL KINNISON, AICP**  
Bicycle and Pedestrian Coordinator  
Department of Public Works  
CITY OF SAN ANTONIO  
210.207.3971  
210.207.4034 fax

02/28/2006

Robert Lombrano

TIA/STREETS

**From:** Juan Ramirez  
**Sent:** Friday, September 15, 2006 1:08 PM  
**To:** 'Caleb Chance @PD'  
**Cc:** Ismael Segovia; Juan Ramirez; Robert Lombrano; Michael Herrera  
**Subject:** Approval Streets and TIA for Two Creeks North \*\*\*\*\*

Caleb,  
Attached is the approval letter for the above mentioned project.  
thanks

Juan M. Ramirez  
Development Services  
Land Development - Streets Department  
210-207-0281 Office  
210-207-4441 Fax



approval  
9-15-06.pdf

approval

**CITY OF SAN ANTONIO**  
**Development Services Department**  
Interdepartmental Correspondence Sheet

**TO:** Michael Herrera, Development Services MDP Division  
**FROM:** Richard W. Chamberlin – DSD – Traffic Impact Analysis & Streets Division  
**COPIES TO:** File  
**SUBJECT:** Two Creeks North MDP – Level 2 TIA, 2006TIA0880  
**DATE:** September 15, 2006

---

The DSD – Traffic Impact Analysis & Streets Division has reviewed the Level-2 Traffic Impact Analysis (TIA) and the PUD plan for Two Creeks North. The Streets division has no comments to return to the engineer and the analysis indicates compliance with TIA Ordinance 91700 and the UDC.

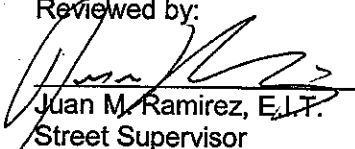
The Two Creeks Development is located just outside City of San Antonio city limits on the northwest corner of the intersection of IH-10 and Boerne Stage Road. The proposed development plan includes the construction of 159 single-family dwelling units. Regional Access to and from the site will be provided by IH-10 and direct access to the site will be provided by Boerne Stage Road, which forms the southern boundary of the site. The development density assumed for this project is 78 dwelling units/year and the development is projected to be completed by 2011 for the entire project of Two Creeks Development. The proposed additional development is projected to generate 118 AM peak hour trips, 159 PM peak hour trips, and 3,004 daily trips.

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of the Two Creeks North, at no cost to the City of San Antonio:

- All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-502(a)(9).
- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
- Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC 35-506(q).

It should be understood that this is a general review of a conceptual plan not an in-depth review of internal and external traffic flow, nor streets and drainage plans. The internal street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. All technical requirements of the Unified Development Code (35-506) will be complied with at the time of platting.

Reviewed by:

  
Juan M. Ramirez, E.I.T.  
Street Supervisor  
Traffic Impact Analysis & Streets

TIA / TRAFFIC

**Robert Lombrano**

---

**From:** Juan Ramirez  
**Sent:** Wednesday, August 16, 2006 7:58 AM  
**To:** Robert Lombrano  
**Subject:** RE: Two Creeks North MDP

Pape dawson is going to submit a letter stating the issues they have for having only one access( floodplain, drainage, etc) , I talked to the engineer yesterday.  
thanks

-----Original Message-----

**From:** Robert Lombrano  
**Sent:** Tuesday, August 15, 2006 2:02 PM  
**To:** Juan Ramirez  
**Subject:** Two Creeks North MDP

**Mr. Juan**

**Any news on this project?**

**Thanks**

***Robert L. Lombrano***

***Planner II***

Development Services Department  
207-5014  
rlombrano@sanantonio.gov

---

08/16/2006

*Zoning*

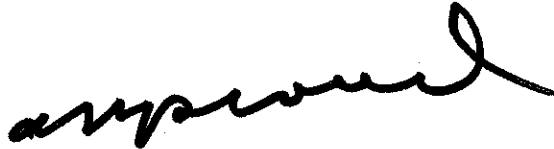
**Robert Lombrano**

---

**From:** Christopher Looney  
**Sent:** Monday, March 27, 2006 11:34 AM  
**To:** cchance@pape-dawson.com  
**Cc:** Robert Lombrano; Ismael Segovia; Michael Herrera  
**Subject:** Two Creeks North Subdivision MDP

Two Creeks North Subdivision MDP

**Zoning: Approved**  
**Outside of the City Limits**



Thank you.

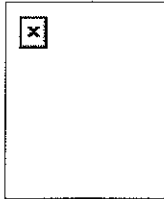
*Christopher Looney*  
*Senior Planner*  
*Development Services Department*  
*City of San Antonio, Texas*

Development Services Department's goal is to provide the highest levels of customer satisfaction and your candid feedback is an integral part of our efforts to better serve you. We invite you to please take a few moments and tell us how we're doing. Please click on the following link to get to our survey. Survey <<<http://www.sanantonio.gov/dsd/survey.asp>>>

**Robert Lombrano**

TREES

**From:** Joan Miller  
**Sent:** Friday, October 27, 2006 10:38 AM  
**To:** 'cchance@pape-dawson.com'; 'jwelch@pape-dawson.com'  
**Cc:** Robert Lombrano; Debbie Reid; Michael Herrera  
**Subject:** Two Creeks North MDP - Tree Approval



**CITY OF SAN ANTONIO**

P. O. BOX 839966  
SAN ANTONIO TEXAS 78283-3966

*Approved*

October 27, 2006

**Subject:** Master Development Plan – Two Creeks North Tree Approval

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

- 2003 Tree Preservation ordinance standards per UDC Section 35-523 – a Tree Preservation Plan is required prior to any work on site. This can be submitted either as a site work permit or at the platting stage. Additional permitting fees and affidavits will be needed to obtain tree permits during the platting and/or site work stages.

If you have any further questions, please call me at (210) 207-8265.

Sincerely,

*Joan Miller*  
Administrative Assistant II

10/27/2006

TREES

Robert Lombrano

---

**From:** Joan Miller  
**Sent:** Wednesday, September 13, 2006 11:47 AM  
**To:** Robert Lombrano  
**Subject:** Two Creeks North MDP

Robert,

We have put the above MDP on Hold until we can settle their violation for tree removal without a permit. We will not be approving their MDP until then - Debbie has been in touch with the owner. Let me know if you have any questions.

Joan Miller - Administrative Assistant II, Environmental Review  
Development Services Department - City of San Antonio  
1901 S. Alamo St.  
San Antonio, TX 78204  
(210) 207-8265; Fax 207-6073  
joan.miller@sanantonio.gov  
www.sanantonio.gov/dsd/

**Tell us how we're doing by taking our survey... <http://www.sanantonio.gov/dsd/survey.asp>**

Disapprove



## **Robert Lombrano**

---

**From:** Joan Miller  
**Sent:** Wednesday, March 01, 2006 4:17 PM  
**To:** Robert Lombrano  
**Subject:** Two Creeks North

Robert - I don't know if I need to do this, but the disapproval for the above MDP should not have been given. We are still reviewing, but it does not have a disapproval - yet. Thanks.

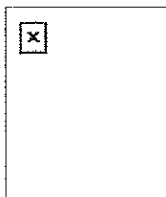
Joan Miller - Administrative Assistant II, Environmental Review  
Development Services Department - City of San Antonio  
1901 S. Alamo St.  
San Antonio, TX 78204  
(210) 207-8265; Fax 207-6073  
jmiller2@sanantonio.gov  
[www.sanantonio.gov/dsd/](http://www.sanantonio.gov/dsd/)

**Tell us how we're doing by taking our survey... <http://www.sanantonio.gov/dsd/survey.asp>**

*Tree's*

Robert Lombrano

**From:** Joan Miller  
**Sent:** Wednesday, February 22, 2006 9:00 AM  
**To:** 'cchance@pape-dawson.com'  
**Cc:** Robert Lombrano; Michael Herrera; Debbie Reid  
**Subject:** Two Creeks North disaprvl



**CITY OF SAN  
ANTONIO**

P. O. BOX 839966  
SAN ANTONIO TEXAS 78283-3966

*Disapproved*

Date: 2/22/06

**Subject: Master Development Plan – Two Creeks North**

Dear Engineer,

This Master Development Plan does not meet the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) due to one or more of the following reasons:

Technical Review:

- There are additional protected trees to be delineated : delineation should include flood plain.

If you have any further questions, please call me at (210) 207-8265.

Sincerely,

*Joan Miller*  
Administrative Assistant II

02/27/2006

**Robert Lombrano**

*Park*

**From:** Chris Yanez  
**Sent:** Friday, March 10, 2006 1:41 PM  
**To:** 'cchance@pape-dawson.com'; 'Chris Van Heerde @PD'  
**Cc:** Robert Lombrano; Michael Herrera  
**Subject:** Two Creeks and Two Creeks North

*MDP*



MDP Two Creeks  
Memo.doc



MDP Two Creeks  
North Memo.doc

Please pay special attention to note 4 on Two creeks North memo. Thank you.

**CHRIS YANEZ**  
**PLANNER II**  
**CITY OF SAN ANTONIO**  
**PARKS AND RECREATION**  
**PARK PROJECT SERVICES**  
PHONE:(210)207-4091  
FAX:(210)207-2720

*Approved*

Security Features Included



Details on Back

**BITTERBLUE, INC.**  
11 LYNN BATTS LANE, SUITE 100  
SAN ANTONIO, TX 78218

**Frost National Bank**  
San Antonio, Texas 78296  
CHECK NO.

**008682**

30-9/114001

DATE  
Feb 10, 2006

CHECK AMOUNT  
\*\*\*\*\*\$500.00

**PAY** Five Hundred and 00/100 Dollars

**TO THE** City of San Antonio  
**ORDER**  
**OF**

⑈008682⑈ ⑆114000093⑆ 61 0143235⑈

**BITTERBLUE, INC.**

City of San Antonio  
Item to be Paid - Description

Abdo West - MDP

MDP 011-06

Check Date: Feb 10, 2006  
Check Number: 8682  
Check Amount: \$500.00

**008682**

Amount Paid

500.00

Security Features Included  
Details on Back

BITTERBLUE, INC.  
11 LYNN BATTS LANE, SUITE 100  
SAN ANTONIO, TX 78218

Frost National Bank  
San Antonio, Texas 78296  
CHECK NO.

008681

30-9/114001

DATE  
Feb 10, 2006

CHECK AMOUNT  
\*\*\*\*\*\$75.00

PAY Seventy-Five and 00/100 Dollars

TO THE City of San Antonio  
ORDER  
OF



⑈008681⑈ ⑆114000093⑆ 61 0143235⑈

BITTERBLUE, INC.

City of San Antonio  
Item to be Paid - Description

Abdo West - Tree

Check Date: Feb 10, 2006  
Check Number: 8681  
Check Amount: \$75.00  
Amount Paid

75.00

008681

MOP 011-06

BITTERBLUE, INC.

City of San Antonio  
Item to be Paid - Description

Abdo West - MDP

MDP 011-06

Check Date: Feb 10, 2006  
Check Number: 8682  
Check Amount: \$500.00

008682

Amount Paid

500.00

REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

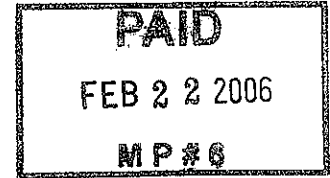
INVOICE  
3362334 152

AMT ENCLOSED

20560

BIT  
INV  
50-05-5574  
BITTERBLUE, INC.  
11 LYNN BATTS LANE, STE 100  
S.A. TX 78218

AMOUNT DUE 500.00  
INVOICE DATE 2/22/2006  
DUE DATE 2/22/2006



PHONE: (000) 000-0000

MDP 011-06  
TWO CREEKS NORTH MDP

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
2/22/2006	3362334	50-05-5574	2/22/2006	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-002	MDP REVIEW FEE	500.00

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	02/22/2006		CK#008682	MDP 011-06
END	02/22/2006			

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	500.00	0.00	500.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE

Security Features Included  
Details on Back

BITTERBLUE, INC.  
11 LYNN BATTS LANE, SUITE 100  
SAN ANTONIO, TX 78218

Frost National Bank  
San Antonio, Texas 78296

CHECK NO.

008683

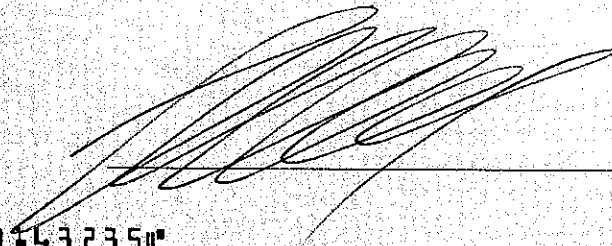
30-9/114001

DATE  
Feb 10, 2006

CHECK AMOUNT  
\*\*\*\*\*\$190.00

PAY One Hundred Ninety and 00/100 Dollars

TO THE City of San Antonio  
ORDER  
OF



⑈008683⑈ ⑆114000093⑆ 61 0143235⑈

BITTERBLUE, INC.

City of San Antonio  
Item to be Paid - Description

Abdo West - Parks

Check Date: Feb 10, 2006  
Check Number: 8683  
Check Amount: \$190.00

008683

Amount Paid

190.00

MDP 011-06